

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY  
LAFAYETTE DIVISION  
September 21, 2020

The City of Lafayette Board of Zoning Appeals met in regular session on Monday, September 21, 2020 at 4:00 PM. Members present were: Jackson Bogan, Tracy Walder, Dave Williams, Jake Gray and Dick Murray.

The meeting was called to order by Mr. Bogan. Ms. Walder moved to approve the minutes of the previous meeting as distributed; second by Mr. Williams. The motion passed by unanimous voice vote.

NEW BUSINESS

2020-16      REBRENEA PROPERTIES LLC Multiple requests for property located at 725 Sagamore Parkway North.

- 1) Variance to eliminate the Type A Bufferyard with a 20' width along the east, south, and west property lines.
- 2) ~~Variance to reduce the side yard setback (Union St.) from 40' to 23'.~~      WITHDRAWN

Ms. Walder moved to hear and approve the petition; second by Mr. Williams. Dan Teder, agent for the petitioner, presented the petition. Marc Vaughn, the petitioner, was also present.

Mr. Teder stated that he gave staff a new site plan. The petitioner met with various departments to discuss this new project and the fire department requested a number of changes. This is why they came up with a new site plan. As a result of this new site plan, they are withdrawing the setback request from the variance.

Mr. Teder stated that the proposed use at this site is for a self-storage business and that the bufferyard requirement for self-storage is new. The site would have 55,000 square feet of approximate rental space. 85% of the storage units will be climate-controlled. The site in question is zoned for general business and it is surrounded by general business or greater zones and uses. The previous use was for a fitness center. This area does not have any bufferyards since developments in general business zones typically do not require them.

Mr. Teder passed out a packet to the board members. He went over the new site plan and showed that the buildings had been rearranged which is why they are withdrawing the request for the setback variance from Union St. He also marked the site plan with different numbers which have associated onsite photos in the packet. He went through the onsite photos so the board members could see the current conditions of the site. He also included cones in the photos to show the location of the property lines and the proposed location of the buildings. Mr. Teder doesn't believe that any of the onsite conditions warrant the installation of a bufferyard.

Mr. Murray made a motion to remove the setback request from the petition; second by Mr. Williams. The motion passed by unanimous voice vote. Mr. Murray also made a motion to accept the new site plan; second by Mr. Williams. The motion passed by unanimous voice vote.

The Board voted by ballot:

- 1) 5 yes 0 no. Petition GRANTED.

The next meeting of the Lafayette Board of Zoning Appeals will be on Monday, October 19, 2020 at 4:00 PM. There being no further business to come before the Board at this time, the meeting was adjourned at 4:15 PM.

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Chairman

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Secretary